

FOR SALE

± 15,263 SF

COMMERCIAL INDUSTRIAL
PROPERTY IN CENTRAL SAN ANTONIO
LAXSON PROVISIONS CO.

264 & 250 W LACHAPELLE

SAN ANTONIO, TEXAS 78204

\$1,100,000



FOR MORE
INFORMATION
PLEASE CONTACT

KIMBERLY BRANDSMA
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**COLDWELL BANKER
COMMERCIAL**

ALAMO CITY

CBCALAMO.COM

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

SALE

264 & 250 W LACHAPPELLE



Sale Price:	\$ 1,100,000
Building 1 Size:	± 9,577 SQFT
Building 2 Size:	± 5,686 SQFT
Lot Size:	± 1.1124 Acres
Zoning:	I-2
Building Class:	C

LOCATED IN THE SAN ANTONIO CENTRAL BUSINESS DISTRICT!

This is a rare chance to own over an acre of industrial property in the heart of San Antonio! These two connected lots total **±1.1124 acres** and were most recently home to **Laxson Provision Company**, a well-known, local business specializing in ready-to-eat Tex-Mex meats like barbacoa, chorizo, and carne guisada.

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PROPERTY HIGHLIGHTS:

- **Two Buildings:**
 - ±9,577 sq ft meat packing facility (built in 1968)
 - ±5,686 sq ft storage building (built in 1910)
- **Lot Sizes:**
 - 264 W LaChapelle: 1.007 acres
 - 250 W LaChapelle: 0.1054 acres
- **Zoning:** I-2 (Heavy Industrial)
- **Fully fenced and gated property.**
- **USDA inspected facility** (transferable status to be confirmed).
- **Surface and covered parking.**
- **3-phase power.**
- **Two 1,250-gallon grease traps.**
- **Two high-dock loading docks.**
- **Security lighting.**
- **Roof signage visible from IH-10.**

BUILDING FEATURES:

- Office space
- Production rooms
- Smokehouse
- Large refrigerated storage room
- Bathrooms and extra storage
- Boiler room
- Small upstairs loft
- Ceiling heights range from 10 to 14 feet
- Roof signage visible from IH-10.

CURRENT TENANT INFO:

Vacant as of September 9, 2025.

GREAT USE OPTIONS:

Perfect for food processing, cold storage, or heavy industrial use allowed under I-2 zoning.

SHOWINGS:

Available by Appointment Only. Please call one of the listing agents to schedule.



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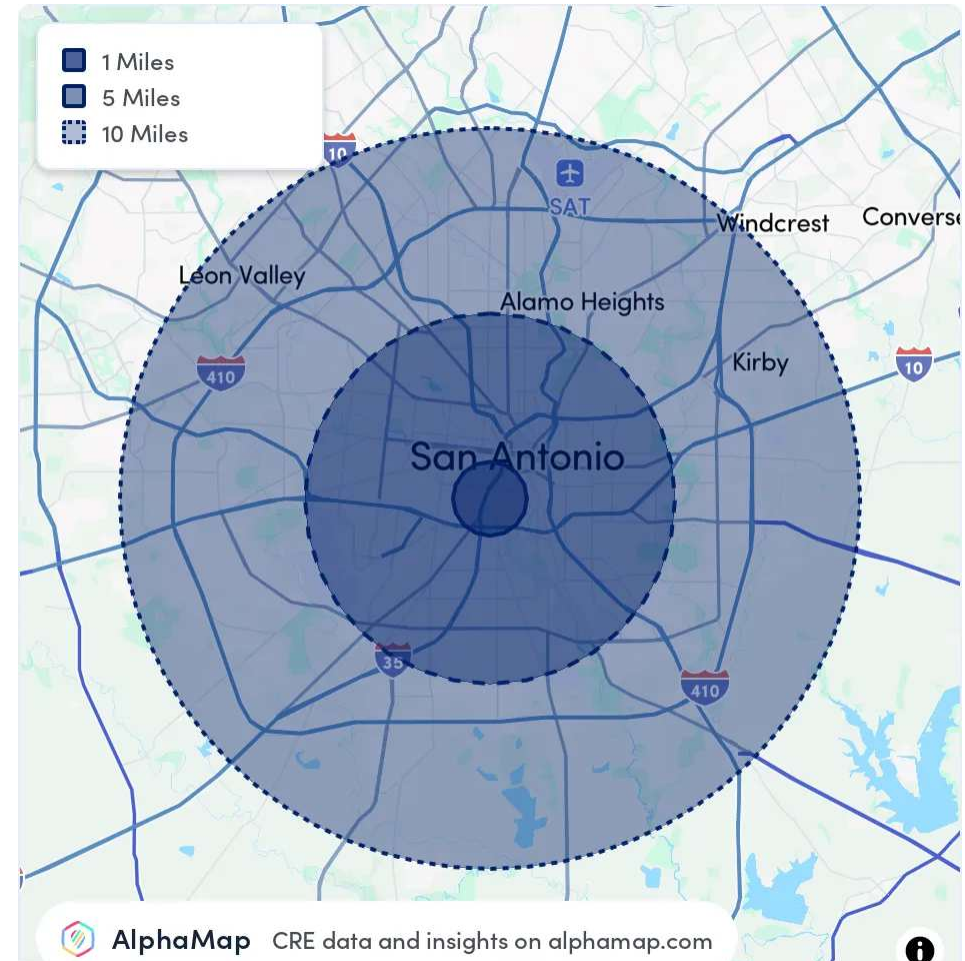
SALE

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,917	331,837	977,799
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	39	40	39

HOUSEHOLD & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,831	119,511	361,903
Persons per HH	2.6	2.8	2.7
Average HH Income	\$66,304	\$61,657	\$71,643
Average House Value	\$241,236	\$229,152	\$259,574
Per Capita Income	\$25,501	\$22,020	\$26,534

Map and demographics data derived from AlphaMap



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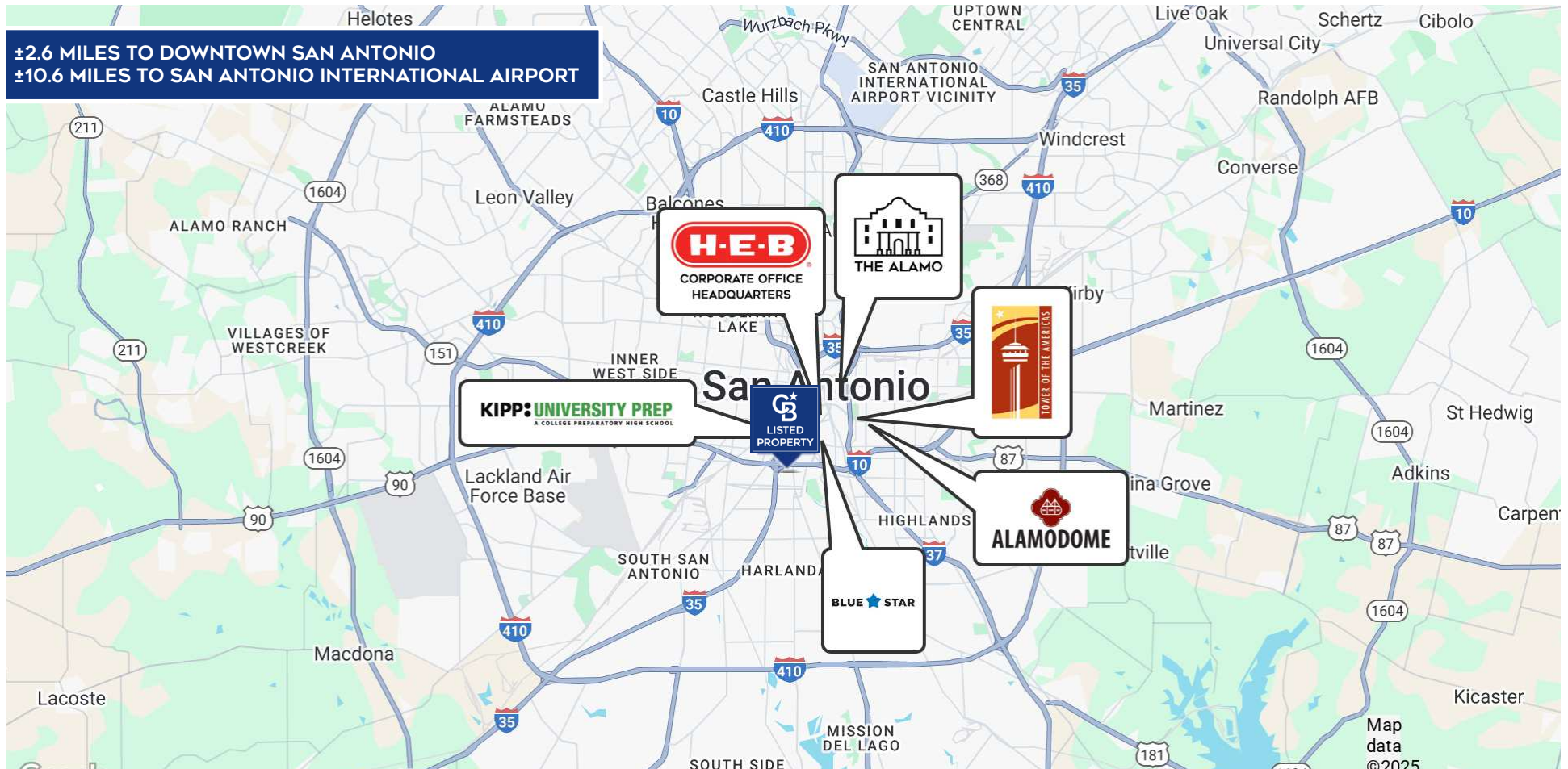


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NEARBY CITIES, RETAIL & POINTS OF INTEREST



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Coldwell Banker Commercial Alamo City	416239	Irispoli@cbharper.com	210-483-7000
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly Brandsma	658003	kbrandsma@cbharper.com	210-831-8288
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Sales Agent/Associate's Name	License No.	Email	Phone

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